

DESCRIPTION

BROWN PARCELS
PARCEL I:

THE NORTH 68.51 FEET OF THE WEST 325.77 FEET OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SAID LANDS SITUATE AND LYING IN PALM BEACH COUNTY, FLORIDA.

PARCEL II:

A PARCEL OF LAND IN SECTIONS 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT: COMMENCE AT THE INTERSECTION OF THE LINE BETWEEN SECTIONS 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 4; THENCE DUE SOUTH (ASSUMED), ALONG THE SAID LINE BETWEEN SECTIONS 4 AND 5, A DISTANCE OF 76 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE S. 89° 41' 50" W., PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 58.59 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF SWINTON AVENUE AS PRESENTLY LAID OUT AND IN USE; THENCE S. 10° 52' 17" E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 132.24 FEET; THENCE N. 89° 41' 50" E., A DISTANCE OF 33.49 FEET, MORE OR LESS, TO A POINT IN THE SECTION LINE AFORESAID; THENCE S. 89° 53' 10" E., PARALLEL TO THE AFORESAID SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, A DISTANCE OF 326.24 FEET TO A POINT IN A LINE 340 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4; THENCE N. 00° 27' 47" E., ALONG SAID PARALLEL LINE, A DISTANCE OF 137.49 FEET; THENCE N. 89° 53' 10" W., A DISTANCE OF 325.78 FEET, MORE OR LESS, TO A POINT IN THE AFORESAID SECTION LINE; THENCE DUE SOUTH, A DISTANCE OF 7.49 FEET TO THE POINT OF BEGINNING AFORESAID.

PARCEL III:

A PARCEL OF LAND LYING IN SECTION 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF LINE BETWEEN SECTIONS 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 4; THENCE EASTERLY ALONG SAID SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 4, A DISTANCE OF 105.49 FEET MORE OR LESS TO THE SW CORNER OF THE PLAT OF LAKE HEIGHTS AS RECORDED IN PLAT BOOK 23, PAGE 206, PALM BEACH COUNTY PUBLIC RECORDS; THENCE N. 0° 13' 30" W. ON AN ASSUMED BEARING ALONG WEST BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 20.0 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF TANGIERINE TRAIL; THENCE N. 89° 53' 00" W. ALONG THE WESTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF TANGIERINE TRAIL AND PARALLEL WITH THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 4, A DISTANCE OF 105.52 FEET MORE OR LESS TO THE WEST LINE OF SAID SECTION 4; THENCE S. 89° 41' 50" W. ALONG A LINE OF 20.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 5, A DISTANCE OF 76.82 FEET MORE OR LESS TO THE EASTERLY RIGHT OF WAY OF NORTH SWINTON AVENUE; THENCE S. 10° 52' 17" E., ALONG THE EASTERLY RIGHT OF WAY LINE OF NORTH SWINTON AVENUE A DISTANCE OF 97.85 FEET, MORE OR LESS; THENCE NORTH 89° 41' 50" E. A DISTANCE OF 58.41 FEET MORE OR LESS, TO THE WEST LINE OF SAID SECTION 4; THENCE DUE NORTH ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 76.00 FEET, MORE OR LESS TO THE AFORESAID POINT OF BEGINNING.

McGLOIN PARCELS

PARCEL 1:

THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SOUTHWEST QUARTER (SW 1/4) OF SOUTHWEST QUARTER (SW 1/4) LESS THE SOUTH 195.00 FEET (S-195') OF EAST 130.00 FEET (E-130') OF WEST 150.00 FEET (W-150') AND THE SOUTH 180.00 FEET (S-180') OF THE EAST 150.00 FEET (E-150') OF WEST 300.00 FEET (W-300') AND SOUTH TWO-FIFTHS (S 2/5) OF NORTH HALF (N 1/2) OF NORTHWEST QUARTER (NW 1/4) OF SOUTHWEST QUARTER (SW 1/4) OF SOUTHWEST QUARTER (SW 1/4) LESS EAST 340.00 FEET (E-340') IN SECTION FOUR (4), TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

TOGETHER WITH EAST 100.00 FEET OF WEST 300.00 FEET OF SOUTH 180.00 FEET OF SOUTH HALF OF NORTH HALF OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LESS RIGHT-OF-WAY ALONG SOUTH SIDE OF PROPERTY AS SET FORTH IN DEED BOOK, 887, PAGE 349, PALM BEACH COUNTY RECORDS.

PARCELS 1 AND 2 BEING FURTHER DESCRIBED AS:

A PARCEL OF LAND IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER (NW 1/4); THENCE RUN WESTERLY 340.00 FEET ALONG THE SOUTH LINE OF SAID NW 1/4 TO A POINT; THENCE RUN NORTHERLY 30.00 FEET ALONG A LINE 340.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY 451.21 FEET ALONG SAID PARALLEL LINE TO A POINT; THENCE RUN WESTERLY 306.36 FEET ALONG A LINE FORMING AN ANGLE TO THE RIGHT OF 90°20'30" WITH THE LAST DESCRIBED COURSE TO A POINT; THENCE RUN SOUTHERLY 286.22 FEET ALONG A

LINE FORMING AN ANGLE TO THE RIGHT OF 89°53'20" WITH THE LAST DESCRIBED COURSE TO A POINT; THENCE RUN EASTERLY 130.00 FEET ALONG A LINE FORMING AN ANGLE TO THE RIGHT OF 90°06'40" WITH THE LAST DESCRIBED COURSE TO A POINT; THENCE RUN SOUTHERLY 15.00 FEET ALONG A LINE FORMING AN ANGLE TO THE LEFT OF 90°06'40" WITH THE LAST DESCRIBED COURSE TO A POINT; THENCE RUN EASTERLY 50.00 FEET ALONG A LINE FORMING AN ANGLE TO THE RIGHT OF 90°06'40" WITH THE LAST DESCRIBED COURSE TO A POINT; THENCE RUN SOUTHERLY 150.00 FEET ALONG A LINE FORMING AN ANGLE TO THE LEFT OF 90°06'40" WITH THE LAST DESCRIBED COURSE TO A POINT; THENCE RUN EASTERLY 128.25 FEET ALONG A LINE FORMING AN ANGLE TO THE RIGHT OF 90°06'40" WITH THE LAST DESCRIBED COURSE SAID LINE ALSO BEING 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) TO THE POINT OF BEGINNING.

PARCEL 3:

THE EAST 130 FEET OF THE WEST 150 FEET OF THE SOUTH 195 FEET OF THE SOUTH HALF (S 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), AND THE EAST 50 FEET OF THE WEST 200 FEET OF THE SOUTH 180 FEET OF THE SOUTH HALF (S 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LESS RIGHT-OF-WAY ON SOUTH SIDE AS SET FORTH IN DEED BOOK 887, PAGE 349, AND LESS RIGHT-OF-WAY AS IN OFFICIAL RECORD BOOK 1671, PAGE 938, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALL PREVIOUS PARCELS BEING MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 4 AND THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 4; THENCE RUN SOUTH 89°14'20" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4) A DISTANCE OF 340.00 FEET; THENCE NORTH 01°05'57" WEST ALONG A LINE 340.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4), A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°05'57" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 657.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TANGIERINE TRAIL AS SHOWN ON THE PLAT OF LAKE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 206, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN SOUTH 89°14'41" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE 220.01 FEET; THENCE NORTH 01°05'39" WEST ALONG THE WEST LINE OF SAID PLAT OF LAKE HEIGHTS, A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID TANGIERINE TRAIL; THENCE SOUTH 89°14'51" WEST ALONG THE WESTERLY EXTENSION OF THE AFORESAID NORTH RIGHT-OF-WAY LINE OF TANGIERINE TRAIL, A DISTANCE OF 105.47 FEET TO A POINT ON THE WEST LINE OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°48'56" WEST ALONG A LINE 20 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, A DISTANCE OF 76.86 FEET TO A POINT; SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SWINTON AVENUE AS RECORDED IN ROAD BOOK 3, PAGES 250 THROUGH 251, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 11°44'10" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 229.89 FEET; THENCE NORTH 88°48'56" EAST, DEPARTING SAID RIGHT-OF-WAY LINE OF SWINTON AVENUE, A DISTANCE OF 33.50 FEET TO A POINT ON THE EAST LINE OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST; THENCE SOUTH 00°51'53" EAST ALONG SAID EAST LINE OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, A DISTANCE OF 182.79 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SWINTON AVENUE AS RECORDED IN ROAD BOOK 3, PAGES 250 THROUGH 251, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE WEST AND TO SAID POINT A RADIAL LINE BEARS NORTH 80°37'31" EAST; THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1816.53 FEET AND A CENTRAL ANGLE OF 07°43'27", AN ARC DISTANCE OF 244.89 FEET; THENCE NORTH 89°08'06" EAST, A DISTANCE OF 0.17 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND TO SAID A POINT A RADIAL LINE BEARS SOUTH 89°08'06" WEST; THENCE CONTINUE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°53'47", AN ARC DISTANCE OF 39.22 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTHEAST 22nd STREET AS RECORDED IN OFFICIAL RECORD BOOK 887, PAGE 349, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°14'20" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 283.30 FEET TO THE POINT OF BEGINNING.

LYING IN SECTIONS 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

CONTAINING 225,835 SQUARE FEET, OR 5.1845 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON WERE ABSTRACTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER:19128961 REV F, EFFECTIVE DATE: JULY 14, 2020 AT 10:15 AM SCHEDULE SCHEDULE B-II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH RIGHT-OF-WAY LINE OF NE 22ND STREET BEARING N89°14'20"E, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. FLOOD ZONE: "X", COMMUNITY PANEL NO. 125102 0977 F, DATE: OCTOBER 5, 2017.
9. GROUND-REFERENCED AERIAL PHOTOGRAPHY PROVIDED BY PALM BEACH COUNTY, FLIGHT DATE 2017.
10. IMPROVEMENTS NOT LOCATED PER OWNERS REQUEST.
11. ALL ADJUTING PARCELS ARE CONTIGUOUS TO EACH OTHER WITHOUT GAP OR OVERLAP.

SCHEDULE B-II EXCEPTIONS FILE NUMBER:19128961 REV F

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
2. FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.
4. CONSTRUCTION, MECHANIC'S, CONTRACTORS' OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD.
5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
6. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2020 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
NOTE: TAXES FOR THE YEAR 2020 BECOME A LIEN ON THE LAND JANUARY 1ST ALTHOUGH NOT DUE OR PAYABLE UNTIL NOVEMBER 1ST OF SAID YEAR. TAXES FOR THE YEAR 2019 ARE NOT PAID. TAX ID NUMBER 12-43-46-04-00-000-7290 AND 12-43-46-04-00-000-7400.
7. TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN ANY UNRECORDED LEASE(S) AND ALL RIGHTS THEREUNDER OF THE LESSEE(S) AND OF ANY PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEE(S).

EXCEPTIONS AS TO BROWN PARCELS I, II & III:

8. Easement for water and sewer purposes, with covenants, granted to the City of Delray Beach, recorded in Official Records Book 7990, page 1593.AFFECTS AS SHOWN
9. EASEMENTS GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 528, PAGES 644 AND 645.AFFECTS AS SHOWN
10. The following matter shown by that Survey prepared by Caulfield & Wheeler, Inc., dated 11/25/2019 under Job No. 8577-1 and any easement rights, claims, consequences or obligations associated therewith, to wit:
A. Encroachment of driveway into right of way of Swinton Avenue.
B. Any encroachments, overlaps or consequences as a result of improvements not being located.

EXCEPTIONS AS TO MC GLOIN PARCELS 1, 2 AND 3:

11. Easement granted to Florida Power & Light Company, recorded in Official Records Book 18685, Page 1792, without legal description. AFFECTS AS SHOWN
12. The following matters shown by that Survey prepared by Caulfield & Wheeler, Inc., dated 11/15/2019 as revised July 2, 2020, under Job No. 8577-1 and any easement rights, claims, consequences or obligations associated therewith, to wit:
A. Encroachment of driveways into right of way of N.E. 22nd Street.
B. Any encroachments, overlaps or consequences as a result of improvements not being located.

CERTIFICATE:

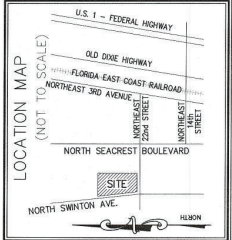
TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11 (OBSERVED EVIDENCE), 15, AND 20(\$2,000,000) OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 12, 2020.

DATE OF PLAT OR MAP: AUGUST 13, 2020

DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA - LB #3591

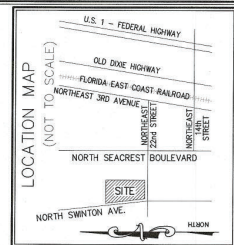
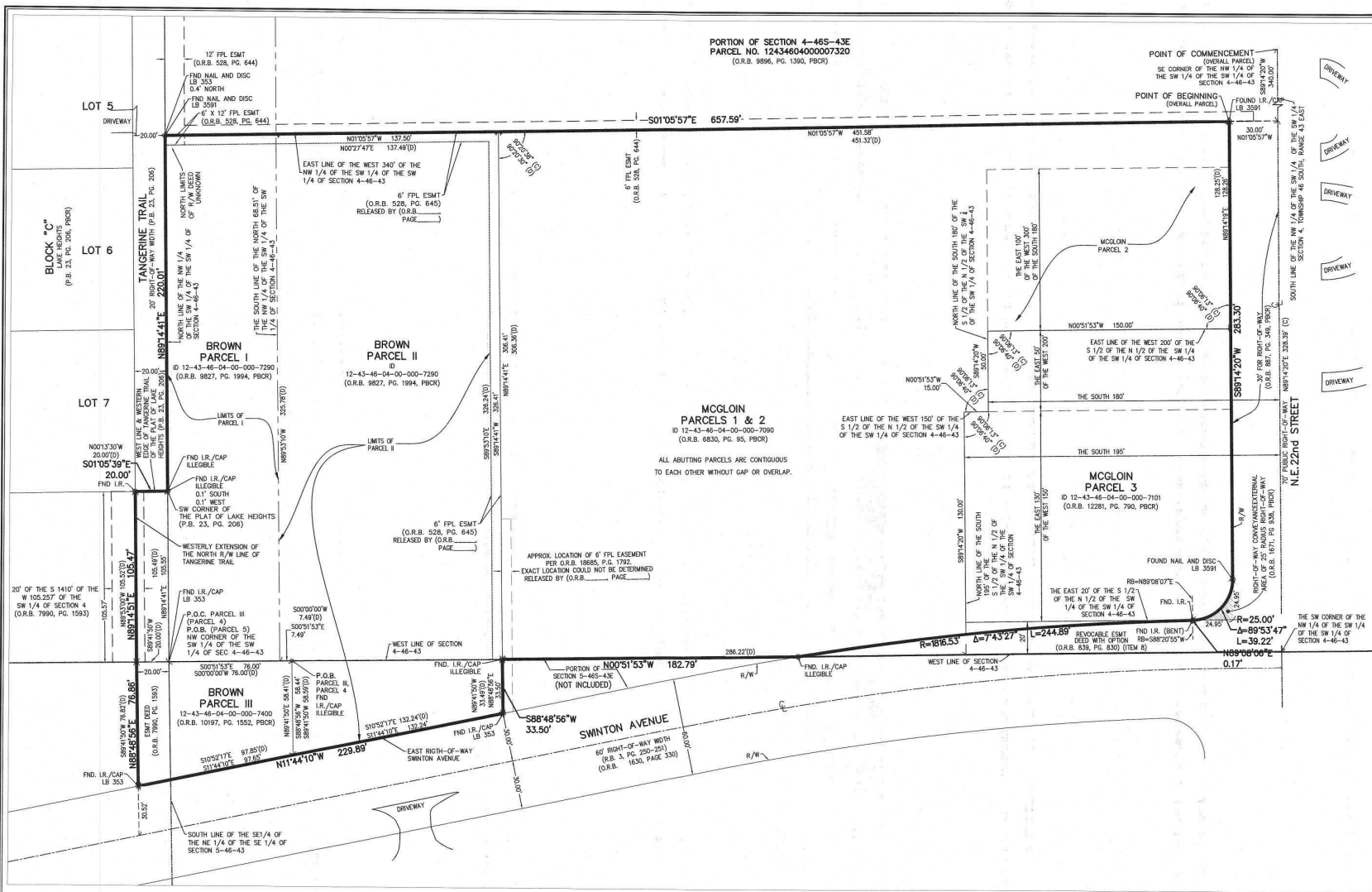


CAULFIELD & WHEELER, INC.
LANDSCAPE ARCHITECTURE & SURVEYING
7900 GLADES ROAD - SUITE 600
PALM BEACH, FLORIDA 33480
PHONE (561) 852-1947 / FAX (561) 750-4452

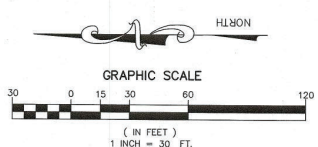
DELRAY HEIGHTS
ALTA/NSPS LAND TITLE SURVEY

DATE 01/31/22
DRAWN BY RW
F.B./PG. HDS
SCALE AS SHOWN

JOB # 8577-1
SHEET
1
OF 2 SHEETS



- LEGEND**
- A - DELTA (CENTRAL ANGLE)
 - B - BUFFER
 - C - CURB
 - D - DRAINAGE EASEMENT
 - E - EASEMENT
 - ELC - ELECTRIC
 - ESMT - EASEMENT
 - F.P.L. - FLORIDA POWER & LIGHT
 - FND - FOUND
 - FND L.R. - FOUND L.R.
 - FND L.R./CAP - FOUND L.R./CAP
 - L.A.E. - LIMITED ACCESS EASEMENT
 - O.R.B. - OFFICIAL RECORD BOOK
 - P.B. - PLAT BOOK
 - P.C. - PLAT CORNER
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - PROP. - PROPOSED
 - R.O.W. - RIGHT-OF-WAY
 - R/W - RANGE
 - SEC. - SECTION
 - SQ. FT. - SQUARE FEET
 - TWP. - TOWNSHIP
 - U.E. - UTILITY EASEMENT
 - W. - SET 5/8" (R/CAP LB 3591)
 - C - CENTER LINE
- SECTION 5-46-43 - SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST



NOTES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 (90 ADJUSTMENT)
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000046396
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM
NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

BY

DATE

REVISIONS

FILE NAME: 8577-1 SURV.DWG

CAULFIELD & WHEELER, INC.

LANDSCAPE ARCHITECTS & SURVEYORS

7200 GLADES ROAD - SUITE 200

MIAMI, FLORIDA 33141

PHONE (305) 432-0391 / FAX (305) 755-4532

DELAY HEIGHTS

ALTA/NSPS LAND TITLE SURVEY

DATE: 01/31/22

DRAWN BY: RW

F.B. / PG. HDS

SCALE AS SHOWN

JOB # 8577-1

SHEET NO.

2

OF 2 SHEETS